



**Ayers & Cruiks**  
COMMERCIAL

90 Elm Road, Leigh-on-Sea, SS9 1SJ

To Let | 504 sq ft

Retail Premises To Let In Leigh On Sea

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## Summary

- Rent: £15,000 per annum
- Business rates: £3,193.60 per annum
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: B (33)
- Lease: New Lease

## Contact & Viewings

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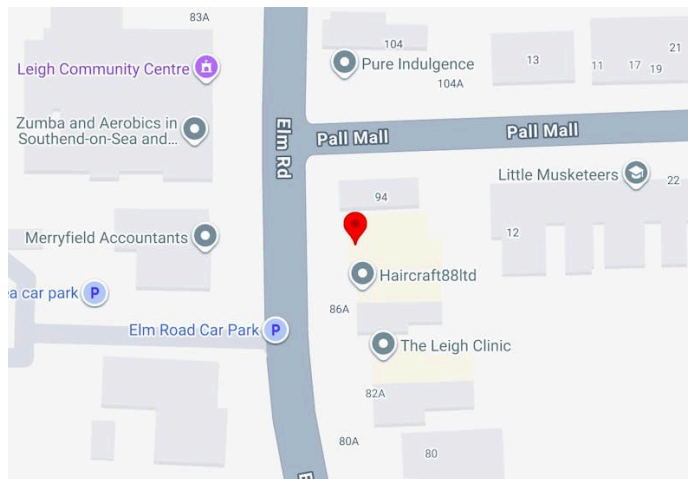
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## Offices

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Tel: 01702 343060

Burgundy Court  
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CM2 6JY  
Tel: 01245 202555



## Key Points

- Close to Leigh Broadway
- Established retail parade
- Heavy foot and vehicle traffic
- New lease available
- Rent only £15,000 per annum exclusive

## Description

The retail premises benefits from having an open plan layout throughout. Upon entrance is a spacious retail area which leads onto further storage rooms. At the rear of the property is a kitchenette and W.C. facilities.

## Location

Elm Road is situated just moments away from Leigh Broadway. It has heavy foot and vehicle traffic throughout the week. It has great road connections leading out via the A13 to the A127 and M25.



Leigh railway station is only a short distance away as well as many other local amenities.

## Accommodation

Floor/Unit	Building Type	sq ft	sq m	Availability
Building	Retail	504	46.82	Available

## Viewings

Strictly by appointment via the landlords appointed agents Ayers & Cruiks

## Terms

The premises are available to let upon a new full repairing and insuring lease for a term to be agreed.

## Rent

£15,000 Per Annum Exclusive



